

COMPREHENSIVE PLAN

JEFFERSON COUNTY FLORIDA

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Evaluation and Appraisal Report

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&
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FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Goal: Efficiently manage and regulate land-use types, locations, and densities in compatibility with natural and man-made resources so as to provide the residents of Jefferson County with an aesthetically pleasing, economically beneficial, and socially adequate environment.

Objective 1: Future growth and development shall continue to be managed using the county Development Code. Revisions to the land development regulations shall address those issues identified in 163.3202, F.S., as well as compatibility, and incentives to upgrade infrastructure.

Policy 1-1: Existing regulations in the county Development Code will be continued as follows: subdivision of land, compatibility of adjacent land uses, open space, flood-prone area protection, signage, traffic circulation, parking and site plan requirements. These regulations will be reviewed and revised as necessary for compliance with 163.3202, F.S., 9J-24, F.A.C., and the objectives and policies of the comprehensive plan.

Policy 1-2: The categories on the Future Land Use Map are defined as follows:

AGRICULTURE AREAS

1. Farming is the basic intent of these areas. Residential use is allowed but is secondary in nature and must accept all characteristic farm activities of: noise, smells, dust, spray odors, timber clearing, etc. This protection does not necessarily extend to dog and other pet raising, training, boarding or other activities.
2. Traditional communities are allowed to continue to infill on lots of record as of July, 1990. Traditional communities are defined as those historical communities depicted on the map of Traditional Communities in this element.
3. Transfer of property to the principal owner's immediate family is allowable (immediate family is grandparents, parents, brothers and sisters, children, and grandchildren). Transfer is allowable if all other provisions of this code are met and the gross density is not exceeded. Transfer on lots of record as of 1990 can be done one time to as many as desired as long as it does not exceed two dwellings per acre gross density. This heir provision cannot be used in conjunction to any other subdivision unless the gross density designated for the area is not exceeded. Putting dwellings on a parcel, without dividing it among the heirs, cannot exceed the designated density of the area. The only exception would be for a second home only, for heirs, on a plot of record that is smaller than the designated density and it does not create a density greater than two dwellings per acre. Subdivisions for heirs will be submitted to the Planning Department for approval, at no charge, before the divisions are recorded.

Agriculture 20: Areas now used and appropriate for continued use primarily in very large scale agricultural activities. Included are the plantations and timber-producing lands. Agricultural uses may include, but are not limited to, crop production, pasture lands, silviculture, orchards and groves, and forestry. Dwellings and associated accessory farm buildings are allowable. New residential development is allowable, not to exceed one unit per 20 acres.

Agriculture 5: This includes areas appropriate for a variety of agricultural uses, including but not limited to crop land, pasture land, orchards and groves, or forestry. Dwellings and associated accessory farm building are allowable. Density for residential use shall not exceed one unit per five acres; actual units should be clustered, subject to the requirements set forth in the objectives and policies of the comprehensive plan so long as the gross density is not exceeded. The open space ratio shall be less than 60 percent.

Agriculture 3: This includes areas appropriate for a variety of agriculture uses, including but not limited to crop land, pasture land, orchards and groves, or forestry. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed one unit per three acres, actual units should be clustered, subject to the requirements set forth in the objectives and policies of this comprehensive plan so long as the gross density is not exceeded. Open space ratio shall be 60 percent.

Conservation: Areas with extremely limited development potential due to environmental sensitivity, publicly owned natural reservations, or other lands identified for such protective treatment. Development is limited to water dependent structures and facilities necessary to provide access to the water, including but not limited to, docks and boat ramps. Limited use for passive recreation is also appropriate, only as may be consistent with protection of the area; existing silviculture is also allowable subject to Best Management Practices. Transmission lines allowed to cross if necessary and disturbance shall be strictly limited to that area required for construction and maintenance of the facility. Residential density is zero, however, an owner of a tract of record as of July 19, 1990, which is designated Conservation in its entirety may construct a personal residence on the tract.

Residential I, and II: Areas devoted primarily to platted lands partially developed for residential purposes, and expected to continue to develop according to the subdivision plat. Gross density shall not exceed one unit per acre in Residential I, and two units per acre in Residential II, although clustering may be allowed. Very limited, neighborhood commercial may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. No more than one acre is allowed for subdivisions of 100 or more lots.

Prison: Land devoted to the Jefferson Correctional Institution.

Industrial: Areas devoted exclusively to industrial development, allowing a mix of light and/or heavy manufacturing, storage, distribution, or other typical industrial uses. Hazardous waste disposal facilities are prohibited. Intensity of development, as measured by land coverage, should not exceed 90 percent. Dwellings as an accessory use to the principle structure are allowable.

MIXED USE DESCRIPTION

Three types of mixed use areas are shown on the Future Land Use Map and are defined below. For all mixed use areas, land development regulations will be designed to ensure the following: protection of environmental resources consistent with the Conservation Element; adherence to concurrence requirement; harmonious and functional site design with minimum standards established for access, circulation, parking, landscaping, drainage, tree protection, land coverage, and building placement. Where residential development is one or more units per net acre, central water and central sewer are required, consistent with Florida DHRS requirements. Development standards will also provide for buffering, building orientation, or other measures to ensure compatibility and proper function of the entire area as well as individual sites.

Mixed Use-Business/Residential: A mixed use category which provides for a variety of business types, including offices, retail, lodging, restaurants, services, commerce parks, shopping centers, or other similar business activities. Other uses may be allowed, consistent with the more intense development characteristics of this mixed use category, such as multi-family residential not to exceed 10 units per acre, medical facilities such as clinics, hospitals, nursing homes, public or private schools, churches or other similar uses, parks and recreation. The mix would allow for approximately a 60-40 split between business and residential uses for the entire area. Intensity of business use, as measured by land coverage, should not exceed 65 percent. Residential development shall not be less than one dwelling per acre. Residential development shall set aside 5% of the land for open space.

Mixed Use-Suburban Residential: A mixed use category where suburban or exurban residential is the predominant type of use. All housing types will be allowed at a variety of densities, from as low as one unit per two acres, but not exceeding four units per acre. (Parcels 18 2N 5E 0000-0080 0000 and 13 2N 4E 0000-0060-0000, where this designation applies, are limited to two dwellings per acre). While single-family will be the predominant residential use, attached or multi-family housing is allowed, along with community or neighborhood scale businesses, public uses such as churches or schools, so long as the non-residential uses are at a scale both in harmony with and compatible with the suburban residential scale and character of the area. Parks and recreation uses are also appropriate. Non-residential use should not exceed 20 percent of the total area; intensity of such development, as measured by land coverage, should not exceed 65 percent.

Mixed Use-Interchange Business: A mixed use category located at an interchange of I-10, with a variety of primarily commercial businesses. Because there are but three such interchanges in Jefferson County, the amount of land is necessarily limited. Uses in the category are, therefore, limited to those activities requiring locations with high vehicular traffic and easy access to I-10. Appropriate uses include: (1) tourist oriented facilities, such as restaurants, automotive service stations, motels, campgrounds, and the like; (2) region serving retail complexes or office centers; (3) commerce parks; (4) facilities for the storage and distribution of

foods and products including wholesale activity; (5) light manufacture of goods for distribution to other locations; and (6) truck stops. Intensity of use, as measured by impervious surface shall not exceed 80 percent. More intense truck transport and highway-oriented activities, and regional distribution centers may also be allowable, subject to special exception approval by the Board of County Commissioners in order to ensure the closest possible scrutiny of such uses. Activities subject to such special exception approval include uses exceeding 50,000 square feet impervious land coverage; uses with a total land area of five or more acres; uses which have storage capacity for more than 500,000 gallons of petroleum product; or uses on environmentally sensitive lands as defined in the Conservation Element. Performance standards shall be included in the land development regulations for special exceptions to ensure that on-site and off-site impacts are adequately planned for and monitored. Impacts include trip generation, transportation access, drainage, water quality, visual appearance, avoidance of environmentally sensitive lands and mitigation of impacts, noise, signage, and air quality. Information to support the application shall be provided by the applicant at the applicant's expense. Activities subject to special exception in this district shall only be required to obtain special exception approval for plan land use changes, and shall not be required at the time of application or receipt of a building permit. Only dwellings as an accessory use to the principal structure are allowed.

Mining: Any area on the Future Land Use Map intended primarily for surface mining or for use as a borrow pit. Surface mining is defined as the extraction of mineral resources from the earth by any process that involves the removal of overburden materials to provide access from the surface to a mineral deposit. Borrow pit is defined as subsurface excavation of earth materials such as sand, clay or lime rock for use as a fill material in any type of construction activity, but not including excavation primarily for the purpose of creating a water body with a surface area of one acre or less regardless of how the fill material is utilized. No surface mining or borrow pit activity may be conducted unless located in a designated mining area hereunder. Prior to the commencement of any mining activity a Development Permit must be obtained from the County and the applicant must demonstrate that all required Federal, State and Regional permits have been obtained. The County shall adopt in the Land Development Code standards relating to mining activities to protect the public health, safety and welfare, conserve and protect the natural environment, ensure the orderly development of mineral resources in a manner consistent with the public interest, and assure the proper reclamation of mined out lands so as to rehabilitate them for future beneficial use.

Policy 1 - 3: It shall be the policy of the county to encourage but not require clustering of residential units permitted in new subdivisions in these categories. The County shall adopt a system of incentives in the Land Development Code which promotes and encourages clustering of residential units. In addition, the Land Development Code shall also include provisions to ensure that clustering of residential uses will be compatible with adjacent residential uses of a lower density and to reduce potential incompatibility that adjacent agricultural uses may present.

Policy 1-4: Development orders and permits will not be issued which will cause a reduction in the level of service standards for facilities as adopted in this Comprehensive Plan.

Policy 1-5: The County's land development regulations shall ensure protection of environmentally sensitive lands. Environmentally sensitive lands include areas designated as Conservation on the Future Land Use Map, and may include other isolated areas identified on a

site-by-site basis, based on the presence of poor soils, wetlands, flood prone areas, and habitat for threatened and endangered wildlife. All development is subject to site plan review which is the primary means of ensuring protection. This process will include a review of the FIRM and Archaeological Sites Maps and for any major development a survey showing any critical areas on the site. Also refer to specific objectives and policies of the Conservation Element.

Policy 1-6: The LDR's shall require protection of all future potable water well fields developed in the county with a design capacity of 100,000 GPD or greater through development of locational criteria which include a minimum 200 ft. prohibited development zone around the wells perimeter and consideration of distance from hazardous waste storage or generation (including petroleum storage tanks). (This is the same as the G-1 rule from DEP.)

Policy 1-7: Continue to enforce the County Land Development Regulations requiring buffering and open space.

Policy 1-8: Churches will be allowed in all land use categories, except Conservation.

Policy 1-9: Adult care facilities, day care facilities (young or old), and nursing homes, will be allowed in any land use allowing residential.

Policy 1-10: Public facilities will be allowed in all land use categories except that in the Conservation land use category public facilities shall be limited to water dependent structures and those providing access to the water.

Policy 1-11: One single family dwelling shall be allowed on all lots of record prior to July 19, 1990.

Objective 2: Analysis has shown that some instances of substandard structures (blight) exist throughout the county; however, no specific instances, of incompatible land uses are identified. Beginning with adoption of the Comprehensive Plan, and continuing throughout the planning period, it is the intent of the county to reduce instances of blight through active solicitation of grant funds for rehabilitation, where feasible, and relocation, where needed. Further, through review of all site plans and subdivision plats, the county will ensure that proposed development conform to the Future Land Use Map and land development regulations designed to ensure compatibility of future development. Finally, existing development which is inconsistent with the Future Land Use Map will be addressed through control on expansion, replacement or improvement.

Policy 2-1: Expansion or replacement of existing land uses inconsistent with the Future Land Use Map will be prohibited.

Objective 3: Throughout the planning period, the county shall require that the natural and historic resources of the county be protected from the negative impacts of development activities, and shall require that future land uses are coordinated with the appropriate topography and soil conditions.

Policy 3-1: Encourage development and allow growth only in areas with suitable soil conditions.

Policy 3-2: Drainage improvement plans will be submitted as part of the site plan and/or subdivision review process. Standards will be included in the land development regulations for drainage improvements during development.

Policy 3-3: Existing regulations in the Jefferson County Development Code shall be continued; these regulations are designed to ensure protection from flood damage, protection of the aquifer, protection of both historical and archaeological sites, and protection of lands adjacent to lakes, streams, and within wetlands as shown on the FIRM. Regulations will be revised for consistency with the objectives and policies of the Jefferson County Comprehensive Plan.

Policy 3-4: Jefferson County shall ensure the protection of historic or archaeological resources identified from the Florida Master Site File, and shown on a map maintained in the office of the Jefferson County Building Official. Prior to the issuance of any development approval, preliminary or final, this map shall be consulted to determine whether historic or archaeological resources exist on the site proposed for development, and known by the County Planning Department. The Planning Department will check for any known site.

Policy 3-5: Jefferson County shall work with DEP, NFWMD, SRWMD, and other groups to improve and enhance the County's stormwater management system. Particular emphasis will be placed on the "Saint Marks Watershed" areas that are stream to sink watersheds.

Objective 4: Throughout the planning period, the county shall make available suitable land for the building and expansion of service facilities, and shall require that future land uses be assured of adequate infrastructure and services. The county shall conduct an ongoing review and analysis of the infrastructure and services to meet the needs of future land uses adopted in this Comprehensive Plan. Developments shall be required to provide such lands by dedication, where appropriate.

Policy 4-1: The County shall develop and implement a concurrence management system consistent with 9J-5, F.A.C., which includes monitoring of facilities and services to ensure maintenance of adopted levels of service.

Policy 4-2: Throughout the planning period, the county shall require that infrastructure and services be available concurrent with the impacts of the development requests by requiring that developers provide needed infrastructure and services at the time of their proposals and then dedicate them, as requested, to the county.

Policy 4-3: Development orders and permits shall not be issued unless infrastructure and services are or will be available to meet the needs of the proposed development. Determination of availability shall be consistent with the standards set forth in 9J-5, F.A.C., and as further described in the concurrence management system outlined in the Capitol Improvements Element policies.

Objective 5: The County shall continue to research the effects of innovative Land Development Regulations such as Planned Unit Developments, Cluster Housing Developments, and Mixed Land Uses, and if the results of such research determine the need for these regulations, the county shall incorporate these by ordinance into its Land Development Regulations. Throughout the planning period, the county shall, through enforcement of the adopted Comprehensive Plan, and the land development regulations, provide for an orderly well-planned community with compatible land uses.

Policy 5-1: The compatibility matrix in the existing Development Code will include the land uses shown on the Future Land Use Map.

Policy 5-2: Continue active code enforcement to alleviate FLUM violations.

Policy 5-3: Where appropriate, Planned Unit Developments, Cluster Housing, Mixed Land Uses, and other innovative Land Development Regulations shall be permitted.

Policy 5-4: The land development regulations shall be revised to include standards on access management, and other site design standards which will provide an incentive for larger commercial centers within mixed use areas, and which will serve as a disincentive to poorly functioning strip development. Standards may include requirements for frontage or service roads, interconnected parking lots, shared driveways, or other appropriate site design standards which directly relate to the function of strip development, and which are primarily concerned with preserving the integrity of the road system, as well as preserving the working landscape of rural areas.

Policy 5-5: In addition to standards on access management, the land development regulations include standards for on-site circulation and parking, and where appropriate (such as mixed use areas), pedestrian and bicycle access. Standards include the interconnection of residential and commercial areas.

Policy 5-6: Require 25' setbacks off major roads.

Policy 5-7: The County will actively cooperate with civic groups on highway beautification efforts and projects initiated and/or supported by such groups.

Policy 5-8: The County shall include one or more land development regulations relating to the location of new and expanded public and private linear utilities, including, but not limited to, electrical, transmission lines, natural gas pipelines, and gasoline pipelines. Such land development regulations shall implement the requirements of Future Land Use Objective 7, and the policies thereunder.

Objective 6: It is the intent of the county, as reflected on the Future Land Use Map, to encourage new development to occur primarily in a variety of mixed use concentrations, located in historic settlements as small nodes of development to support the surrounding rural and

agricultural development, adjacent to and integrated with the City of Monticello, or at interstate interchanges, specifically to serve the traveling public.

Policy 6-1: The County shall continue to revise the Development Code to include regulations consistent with the objectives and policies of the Comprehensive Plan, and designed to ensure both concentrated development patterns, rural development, and agricultural retention, as reflected on the Future Land Use Map.

Policy 6-2: Through the development review and approval process in the Development Code, the county shall limit density and intensity of development consistent with the availability of appropriate infrastructure, to ensure that appropriate facilities and services are available to serve the impacts of development.

Policy 6-3: Through the Development Code, the county shall preserve working landscapes outside areas of mixed use and/or concentrated development identified on the Future Land Use Map. Such regulations shall consider and use one or more of a variety of techniques, such as: clustering of development; circulation of intensity and density for the gross site (often referred to as area-based allocations); combinations of large setback, landscape, and buffering requirements which preserve the aesthetics of the working landscape; where appropriate, transfer of development rights combined with conservation easements; large lot "zoning"; sign and architectural controls for compatibility of structures; use of performance standards; and planned unit development standards.

Policy 6-4: In order to provide additional protection to the Lloyd Historic District and the settlement of Lloyd, the county shall adopt additional regulations to be implemented through an overlay zone with the following provisions:

- a. The overlay zone shall include the area shown as Mixed Use-Suburban Residential.
- b. Regulations will ensure adequate buffering at the edges (boundaries) of the Lloyd District to provide for the visual and aesthetic character of Lloyd.
- c. Regulations shall include a Class C buffer in the Mixed Use Interchange Business area if it is within 100' of a historically significant site or a preexisting residence.
- d. Height limitations and Floor Area Ratio (F.A.R.) limitations in the Historical District shall be consistent with the scale of the Historic District.
- e. Regulations will specifically address any unique needs for access management in the area.

Policy 6-5: Should requests for major development approval within the defined mixed use area of Lloyd and/or the interchange business area of I 10 and SR 59, indicate an increase in growth beyond that reflected in this plan, the county shall require the developer to prepare a special study of the areas to determine specific land uses, capital needs, environmental sensitive concerns, and other planning needs of the area.

Policy 6-6: The County shall maintain criteria in the land development regulations regarding applications for amendments to the Future Land Use Map, in order to ensure continued implementation of the objectives and the policies of the Jefferson County Comprehensive Plan.

Policy 6-7: Land development regulations within mixed use areas shall allow only residential uses on interior subdivision and local streets (local, pursuant to functional classification), in order to ensure protection of residential development.

Policy 6-8: Land development regulations in mixed use areas will establish minimum lot areas for specified uses to ensure harmony in scale of development.

(No Objective 7)

Objective 8: The County shall insure that linear communication facilities which are sited within County rights-of-way are located so as to avoid conflict with existing and planned primary and secondary uses of these areas. The County shall further insure that all such facilities proposed to be located within Jefferson County do not unreasonably impair future growth or the use of adjacent and nearby properties. The County shall charge a fee for the use of its rights of way by all non County owned utilities.

Policy 8.1: A development order for a minor development shall be required for the location of a linear communication facility in Jefferson County. A linear communication facility is defined as any above or below ground cable which is sited, constructed, operated and maintained primarily for the purpose of the transmission of electrical or optical signals associated with an organized communications or data network, but excluding cable intended primarily for the local distribution of telephone, cable television or other data transmission directly to consumers in Jefferson County.

Policy 8.2: Applicants seeking to locate a linear communication facility within a County right-of-way shall establish that the facility can be located so as to avoid impairing the County's use of the corridor for its originally intended purpose. Location of the facility shall be consistent with all County plans for upgrades or expansions to the County owned facilities either currently or projected to be located within the right of way. Further, the applicant shall establish that it will not unreasonably impair use of the corridor by other utilities and non-utility users of the right-of-way.

Policy 8.3: The County shall require that applicants for all linear communication facilities establish that use of the corridor is not incompatible with adjacent land uses and will not impede the future beneficial uses of adjacent and nearby properties as consistent with the Future Land Use Map and other relevant provisions of this Comprehensive Plan.

Policy 8.4: The County shall charge a reasonable fee for the granting of a right-of-use of any County owned right-of-way by all non-County owned public and private utilities. Such fee shall be established in the land development code and shall be based on a percentage of the revenues generated by the utility to which the right of use is granted.

Objective 9: Provide for location of new schools

Policy 9-1: Encourage schools to locate near population centers where water and sewer services are available.

Policy 9-2: Set up a school siting board that would act as the final authority in locating a new school, in the event there is a conflict in the siting process. This board would be composed of an equal number of school board members and county commissioners. The decision of the siting board would be binding on both boards.

Policy 9-3: Schools shall be allowed to locate in all land use categories except Conservation, Industrial, Mining, Prison and Interchange/Business. Agriculture areas are acceptable as long as the site is adjacent to an existing center of development. To avoid school location as a factor that further fractures agriculture areas, schools shall be located as close to residential areas as practicable. Public Schools are to be located in agriculture areas only when no feasible site exists in non-agriculture areas, due to land costs or lack of available sites.

Policy 9-4: Schools shall not be located in flood prone areas.

Policy 9-5: Storm water treatment for new schools will be handled by the school board during the construction process.

Policy 9-6: Site selection for new schools will include enough land to act as a buffer for the school and its neighbors. It will include ample space for a branch library and a public park. The park area set aside shall be sized to meet the requirements in table 5, Recreation and Open Space element of this plan, for 5,000 population.

TRAFFIC CIRCULATION ELLEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL: A safe and efficient motorized transportation system shall be available for all residents and visitors to Jefferson County.

Objective 1: Roadway facilities and levels of service shall be maintained, and improved when necessary, to at least maintain the minimum level of service.

Policy 1-1: Jefferson County hereby adopts the following peak hour LOS standards for each roadway type:

- | | | |
|----|-------------------------|-----------------|
| a. | Local paved roads: | LOS Standards B |
| b. | Local dirt roads: | LOS Standards B |
| c. | County Collector: | LOS Standards D |
| d. | County Arterial: | LOS Standards D |
| e. | Two-lane State roads: | LOS Standards C |
| f. | Multi-lane State roads: | LOS Standards C |
| g. | Freeways: | LOS Standards B |

Policy 1-2: Access to principal and major arterials, freeways, and to a lesser extent, collectors, shall be limited in the following manner by the County and the FDOT, in order to ensure traffic carrying capacity and safety:

- a. The functional classification of each roadway segment shall be used as a basis for determining the number of access points allowed to maintain the capacity.
- b. The issuance of access and connection permits to the roadway network shall be limited to the minimum number necessary to provide safe and reasonable access.
- c. Deceleration lanes shall be required at all access points on collectors, principal and minor arterials, and freeways.
- d. Shared access points shall be used wherever possible in order to minimize the necessity of one or more access points to adjacent small businesses.
- e. Access points to parcels with frontage along two or more roadways shall be located on the roadway of lower classification.
- f. Drive entrances for developments of high intensity or high density shall be limited to the fewest possible. Safety, environmental, possible future development, and efficient flow of traffic will be considered when allowing entrances

Objective 2: If infrastructure is not in place, the development shall bear the burden of the cost of roadway improvements necessitated by its future impacts to the roadway network caused by traffic generated by said development through the adopted site approval process.

Policy 2-1: The principle of equitable cost participation shall be used in the following manner as a guide in development approval decisions, including allocation of costs among private parties benefiting from or creating the need for transportation improvements:

- a. New development shall be required to pay its fair share as a condition for development approval based on impact fees, special assessments or other local exaction methods. Ordinances shall be enacted to implement this in the Land Development Code.
- b. Existing land uses and activities which benefit from better access shall be required to participate in the cost of the roadway improvement in the form of user fees or special assessments. New construction which is located on land improved with better access may be required to pay a pro-rata share of the cost.
- c. Provisions shall be made in development orders to include the mitigation of adverse impacts on the state highway system.
- d. Proposed development on roads that would increase traffic to a level beyond the set limits will have to upgrade the road to a LOS standard adequate to meet the impact of their development.

Objective 3: Right-of-way for future roadway improvements which are necessary for adequate traffic flow and arterial spacing shall be actively pursued.

Policy 3-1: Dedication of rights-of-way and easements for required improvements to support development traffic and to maintain adequate levels of service on the roadway network shall be required from private sector developers through the adopted site approval process, in the following manner:

- a. Development-related improvements shall be at the expense of those who benefit, to include donation or dedication of right-of-way to the extent legally permissible;
- b. The value of the land taken (if the transfer of property is to be compensated by the entity building the roadway), shall be assessed at a rate which does not consider an inflated value due to the improved or new roadway, but be based on the value of the land in its condition and use prior to the roadway improvements.

Policy 3-2: Rights-of-way shall be pursued or reserved as far in the future as possible for planned roadway projects so as to minimize excessive costs for land purchases, and so that the locations and width of these roads can be considered in ongoing transportation system planning and design activities.

Policy 3-3: Building setbacks shall be maintained at an adequate distance from roadways to allow the future widening as determined by federal, state and local transportation guidelines and

County ordinances which set forth required setbacks. The following minimum criteria/procedure shall be adhered to in the implementation of this policy:

- a. Dedication of right-of-way necessary for roadway improvements identified in an officially recognized long-range plan shall be initiated at the earliest feasible time.
- b. Setback requirements for building structures for roadways shall be adequate for eventual widening of the roadway as well as the minimization or mitigation of potentially adverse impacts such as noise, narrow pedestrian walkways, and the close proximity of vehicular traffic to habitable structures. The determination of appropriate setback distances should be a coordinative procedure involving input from FDOT. These setbacks will be set and implemented in the LDC.
- c. Setback requirements shall be reviewed every three years to consider the need to revise.

Objective 4: Provisions shall be adopted in the LDC which ensure safe and adequate movement of pedestrians and bicyclists.

Policy 4-1: Adequate pedestrian circulation and safety shall be ensured as a component of highway system management, with accomplishment through traffic analysis and roadway improvements.

- a. Pedestrian movement and safety studies shall be conducted to determine high travel patterns and areas:
- b. Remedial actions shall be taken by the County to mitigate safety problems where conditions have been determined to be unacceptable;
- c. Sidewalks shall be provided where feasible and appropriate along all roadways.

Policy 4-2: Bicycle facilities, pedestrian walkways, horse riding paths, and associated facilities shall be included as integral components of roadways, with priority of implementation being oriented to the establishment of networks along roadways between residential centers and schools, employment and retail commercial areas, and recreation and other public facilities as possible.

Policy 4-3: The County will consider the feasibility of a County wide local bikeway/horse riding path plan to be developed and established in coordination with other applicable agencies.

Policy 4-4: The County shall review all proposed development for its accommodation of bicycle/horse riding and pedestrian traffic needs.

Objective 5: The County's transportation system will emphasize safety and aesthetics through the enforcement of design criteria to be set forth in the Land Development Regulations adopted by the statutory deadline.

Policy 5-1: The County shall, in the LDC, adopt design criteria for landscaping and signs along new roadways as set forth in the Land Development Regulations.

Objective 6: Traffic circulation planning shall be coordinated with the future land uses shown on the County Future Land Use Map of this Plan, and the FDOT 5-year Transportation Plan, in order to update the element, if necessary.

Policy 6-1: The County shall review for compatibility with this element, the traffic circulation programs of unincorporated areas of the County, and the City of Monticello as they may be amended in the future.

Policy 6-2: All proposed amendments to the Traffic Circulation Element shall include a statement of findings supporting such proposals.

Objective 7: Throughout the planning period, the County shall review the traffic impacts associated with proposed development within and adjacent to its jurisdiction to ensure that adequate roadway capacity is or will be available to serve the development at the time of impact and that safe and efficient movement conditions will exist on-site.

Policy 7-1: The County shall review all proposed multi-family residential, office, commercial and industrial development within and adjacent to its jurisdiction to ascertain the impact on roadway capacity and adopted level of service standards.

Policy 7-2: The site plan review applicable to all development will ensure that adequate and safe on-site traffic flow and parking conditions will exist for pedestrians and motorized and non-motorized vehicles.

Policy 7-3: Site plan data and analysis methodologies and related criteria for consideration will be set forth in the Land Development Regulations.

Objective 8: Throughout the planning period, the County shall communicate verbally and in writing with FDOT, other affected counties and the City of Monticello to ensure coordination between all entities and to keep informed of pertinent issues and changes in the land use and the associated impacts.

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

AFFORDABLE HOUSING

GOAL A: Ensure the availability of affordable housing by working with non-profit and/or profit organizations that possess the ability to purchase or to rent housing units to very low, low, and moderate income households in Jefferson County.

Objective A1 [H]: Develop a workable program of cooperation between private and public entities to create and to maintain affordable housing units that will be in operation within a five year period.

Policy A1-1 [H]: Recognize that housing activities in this County are best accomplished through the entrepreneurial Initiatives, The County shall investigate and strengthen the delivery system for those who supply affordable housing units when the need arises.

Policy A1-2 [H]: Develop incentives as inducements to construct for very low, low, and moderate-income households affordable housing units by utilizing the following techniques:

Maintain the existing short review period (three to four days that include two to three days for septic tank and one day for building) for obtaining permits to build affordable housing units. Allow the construction of affordable housing units by clustering units on smaller lots than that provided by the respective classifications of land use when done by agreement with the Planning Commission and County Commission. Such agreements must demonstrate that the decrease in lot size shall not negatively impact the environment and shall, in general, be consistent with the overall provisions, densities, and intent of the Future Land Use Element.

Reduce rules and regulations that add unnecessary costs but, on the other hand, will not abridge the health, safety, and welfare of the occupants once they occupy in such units.

Policy A1-3 [H]: The County will investigate the inclusion of affordable housing in mixed used categories. This regulation, if approved, will include affordable housing units in certain commercial areas where appropriate and where consistent with environmental constraints.

Policy A1-4 [H]: Provide information and technical assistance by the staff of the Planning Department to developers and other interested parties to further their interest in building affordable housing units.

Policy A1-5 [H]: Establish involvement between public and private sectors by seeking opportunities to work cooperatively together in obtaining grants for constructing or rehabilitating deteriorating units that could be reversed and used for affordable houses.

Policy A1-6 [H]: Monitor the permitting process by documenting the following:

Permit type being issued,
Fee paid, and
Location of proposed construction.

Such information shall be used to ascertain the relevance of each phase of inspecting activities, for increasing efficiency, and utilizing new managerial techniques found to be effective in speeding up the review process.

Policy A1-7 [H]: The Director of the Planning Department shall report annually to the County Commission on the progress being made toward achieving the housing goals of this Element.

Policy A1-8 [H]: The Planning Department shall coordinate and act as clearinghouse for all agencies and entities involved in the provision of affordable housing within the County.

Policy A1-9 [H]: The planning staff shall review the following:

Rules and regulations, including land use policies, to determine whether or not such rules, regulations, and policies have an unwarranted adverse impact in providing low cost housing. Eliminate excessive site development standards by using the principles of ecological design.

SPECIAL NEEDS

Goal B: Ensure that the housing market provides housing opportunities for those citizens of Jefferson County that require special needs in housing.

Objective B1 [H]: County Commission with the help of its staff, along with public hearings and debates, shall investigate ways and means of providing adequate sites for group housing.

Policy B1-1 [H]: The County Commission, with its Land Development Regulations, shall ensure the appropriate supply of group, foster care, and special need housing by whatever means that are feasible for the resources available to them, within this County, or that are possible through successful grants obtained. In addition, these units shall be appropriately located throughout the County that affords the availability of community services and employment opportunities.

Policy B1-2 [H]: New land development regulations shall contain regulations which allow for the location of mobile homes, mobile home parks, group homes, foster care, and other special need housing facilities in built-up areas. This will facilitate their location near employment centers, transportation, and other community services.

Policy B1-3 [H]: Ensure that special needs housing facilities are equitably integrated into the community to prevent isolation or concentration of individuals living in these units to be located in one area. See Policy 2.1.1 for distancing.

Policy B1-4 [H]: Establish nondiscriminatory standards and criteria that shall address the location of group homes, foster care facilities, and other special need facilities.

Policy B1-5 [H]: Group homes shall be permitted in all zoning districts, which allow for residential land uses. Location criteria shall be established in the Land Development Code.

CONSERVE, REHABILITATE OR DEMOLISH

Goal C: Ensure the protection of historical significant houses, buildings, and sites; improve the structural and aesthetic qualities of existing houses; and, if necessary, demolish housing units to protect the health, safety, welfare of their occupants.

Objective C1 [H]: Identify, catalog, and disseminate information, when time and available staff permit, concerning significant houses, buildings, and sites.

Policy C1-1 [H]: Develop over the time frame of this Plan, a GIS file of properties with historically significant houses, governmental entities.

Policy C1-2 [H]: Establish a cooperative working relationship with historically oriented organizations to further the conservation and rehabilitation of historically significant houses, buildings, and sites.

Policy C1-3 [H]: Develop an economic program to utilize historic structures as a magnet for tourists and locals and identify how that role can be strengthened.

Policy C1-4 [H]: Integrate historic preservation review criteria and data into the local planning and development review process for historical districts in the County.

Policy C1-5 [H]: All public planning studies – subdivisions, transportation, drainage, stormwater, and utilities – will identify the presence of historic resources, if applicable, and the impact of any proposal on these resources.

Policy C1-6 [H]: The existence and significance of historic resources and the mitigation of the impact will be factors considered by the Planning Commission and the Building Inspector when reviewing a project for subdivision development.

Policy C1-7 [H]: Establish guidelines and develop incentives to ensure compatible design for new buildings to be built near historic structures in historical districts.

Policy C1-8 [H]: Develop a land conservation program that is in agreement with the owner to protect historic, natural, and scenic resources.

Policy C1-9 [H]: Establish a program that will protect significant archaeological resources known by the County.

Policy C1-10 [H]: Promote and enhance community awareness and appreciation of the County's historic and archeological resources.

Policy C1-11 [H]: On an on-going basis, support local projects involving walking, bicycling, and driving tours to historic and archeological sites.

Policy C1-12 [H]: Utilize volunteers in the development and implementation of historic preservation programs for the conservation and rehabilitation of historic significant houses, buildings, and sites.

Objective C2: Utilize the resources such as the local library, professional individuals, County's Grants Office, and the Building Official to obtain the applicable information necessary to restore or repair damaged sites, non-historic structures, historic structure to achieve a physical appearance that will delight the viewers as well as add beauty to the County's natural and man-made makeup.

Policy C2-1 [H]: Minimize the disturbance or reconfiguration of the site's topography while maintaining the viability of the local ecosystem – knowing that nature left alone adds immeasurably to the appearance of the project and by doing so costs the developer nothing.

Policy C2-2 [H]: Permit the use of innovative construction techniques that are consistent with the health, safety, and welfare concerns which have the potential of lowering the cost while maintaining quality. Discuss with the Building Official the concept before proceeding with drawings for obtaining the building permit.

Objective C3 [H]: Lower the percentage of substandard housing stock within the County from the present level by assisting owners with potential sources of loans and/or information as to how rehabilitation construction can be accomplished.

Policy C3-1 [H]: Major funding sources or programs which shall be emphasized to accomplish the prescribed level is as follows:

- 1) Monies set aside from the Federal Community Development Block Grant Program, and
- 2) Public-private partnerships emphasizing self-help community support type programs.

Policy C3-2 [H]: Define substandard housing by the following criteria:

Noticeable sagging floor and roof levels,
Missing structural columns or posts,
Missing windows and doors,
Lacking visible clues of electrical services,
Holes in roofs, and
Build-up of trash and debris scattered across the yard adjacent to the house.

Policy C3-3 [H]: Institute procedures enabling the rehabilitation of substandard housing structure such as monitoring a list of substandard units. Which shall include the date found to be substandard and the subsequent date that the structure is removed or repaired from the list.

Policy C3-4 [H]: Establish and implement a code enforcement program that requires, at a minimum, a unit to provide a basic living shelter. A basic living shelter is structurally sound and includes indoor plumbing, a functional heat source, and provides protection from the elements in accordance with the standard housing code.

Policy C3-5 [H]: Require all landlords to provide at a minimum a basic living shelter in accordance with the standard housing code.

Policy C3-6 [H]: Work with the County's Sheriff department and join his staff to inspect housing units whenever illegal activities are being investigated.

Policy C3-7 [H]: The County shall support efforts to conserve, protect, and rehabilitate housing units by programming affordable housing rehabilitation and infrastructure improvements in areas where there is a concentration of substandard housing units and where infrastructure improvements are needed. In order to counteract the decline of sound neighborhoods and improve unincorporated areas of the County, which have concentrations of deteriorated housing units, the County shall in preparation of its annual capital budget give high priority to roadway and other capital improvements in neighborhoods that have a high incidence of substandard dwelling units. Given grants or private funding sources, dilapidated units will be replaced and residents relocated pursuant to the provisions of the County's relocation policy.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

ADOPTED GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Provide needed public facilities in a manner that ensures protection of investments in existing facilities, and which promotes orderly growth.

Objective 1: The County shall continue implementation of procedures in the land development regulations, adopted by the statutory deadline, insuring that, a development or building permit is not issued unless adequate facility capacity is available at the adopted level of service standards concurrent with the impacts of development.

Policy 1-1: The following level of service standards are hereby adopted by the County and shall be used for determining the availability of service capacity:

| | |
|---|--|
| Existing Sanitary Sewer Facilities | LOS |
| Central Facilities: | |
| Monticello | 155 |
| Package Plants: | |
| I-10 Mid-Continent | 75 gpcpd |
| Tallahassee East KOA CR 259 and I-10 | 100 gpcpd |
| Rest Area at I-10 and CR 257 | 10 gpcpd |
| Private on-site disposal systems | Shall meet or exceed all the requirements set by the Florida Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C. |
| New central facilities | |
| residential uses | 100 gpcpd |
| nonresidential uses | Minimum service shall be consistent with Table II, Chapter 10D-6, F.A.C. (see appendix) |

Potable Water facilities

| Existing Water facilities | gpcpd |
|--|--|
| Jefferson Nursing Center | 101 |
| City of Monticello | 189 |
| Nellie's Nursing Home | 68 |
| Watkin's Health Care | 54 |
| Capri Motel | 13 |
| Jefferson County Kennel Club | 4 |
| Tallahassee East KOA | 100 per trailer space |
| Jefferson Mobile Home Park | 100 |
| Big Bend Truck Plaza | 20 |
| Walker's Convenience Store | 10 |
| Lloyd Water System | 189 |
| DOT I-10 rest area | 132 |
| Aucilla Christian Academy | 2.8 |
| Future facilities | |
| residential uses | 100 gpcpd |
| nonresidential uses | Minimum service shall be consistent with |
| Table II, Chapter 10D-6, F.A.C. (see appendix) | |
| Facility | LOS |
| Solid Waste | 4.5 lbs./day/capita |

Drainage:

Water Quantity Standards:

Conveyance systems:

All drainage swales and ditches shall be designed to convey the runoff generated from a 10-year, 24-hour storm event.

For local (not classified as County roads) roadways, culverts and cross drains shall convey the runoff from a 10-year, 24-hour storm event; for county roadways, culverts and cross drains shall convey the runoff from a 25-year, 24-hour storm event.

For areas within the Suwannee River Water Management District, all stormwater facilities shall meet the design and performance standards they have established.

Water Quality Standards:

All new development shall conform to the following level of service standards:

I. For those areas within the Suwannee River Water Management District (see Figure ()): C-5 shall meet the standards of the SRWMD.

II. For the remaining area of the County: Shall meet the Northwest Florida Water Management District and DEP standards.

Policy 1-2: The County Building Inspector shall not issue a building permit unless proof of any existing facilities meet the design criteria of state standards for the existing facilities.

Policy 1-3: All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standard for the facilities.

Policy 1- 4: The County shall continue encouraging solid waste recycling and will implement actions to achieve any new State goals reducing the volume of solid waste.

Policy 1- 5: The County will ensure a proportionate capacity of the landfill for its residents' needs by continued support and cooperation in its Regional landfill.

Policy 1- 6: The County will remain responsible for providing collection of solid waste in the unincorporated area for disposal to the regional landfill.

Objective 2: The County shall maintain a five-year schedule of capital improvements for public facilities to be updated annually.

Policy 2-1: Proposed capital improvement projects for this element will be evaluated and ranked in the following manner:

Level 1: To protect public health and safety, to fulfill the County's commitment to provide facilities, or to preserve full use of existing facilities.

Level 2: To increase efficiency and reduce operation costs and maintenance.

Level 3: to extend facilities within service areas.

Objective 3: Throughout the planning period, the County shall require County residents to conserve water.

Policy 3-1: During periods of water shortage or drought, the County shall initiate procedures to restrict potable water usage in keeping with The Water Shortage Restrictions contained in the Northwest Florida and Suwannee River Water Management Districts' Water Shortage Plans. Such procedures shall be advertised through public notice.

Policy 3-2: The County shall continue to require that all new construction activities and additions to existing structures utilize fixtures conforming to the state schedule of maximum water use.

Policy 3-3: The County shall promote and encourage owners of agricultural land, through public awareness programs, to incorporate the water conserving methods of farming recommended in the Soil Conservation Service, Watershed Protection Plan and other Soil Conservation Service approved Best Management Practices.

Policy 3-4: Future water demand for nonpotable water uses should be met through the use of water of the lowest acceptable quality or the purpose intended. To this end, the County may require that developers requiring large amounts of water for use other than drinking water utilize reclaimed water from stormwater systems and treated wastewater.

GOALS 2: The County shall provide sanitary sewer, solid waste, drainage, and potable water facilities when possible to meet existing and projected demands identified in this plan.

Objective 1: Existing deficiencies will be corrected by:

- a. Cleaning and maintaining existing drainage canals.
- b. Assisting residents in the proper disposal of hazardous wastes, through amnesty day and other programs.

Policy 1-1: Projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Plan.

Policy 1-2: No permits shall be issued for new development which would result in an increase in demand on facilities operating below accepted Level of Service (LOS) Standards.

Objective 2: The County shall work in concert with The County Health Department and The State Department of Environmental Regulation to ensure that mandatory requirements for

installation, inspection, operation, and maintenance of on-site wastewater treatment systems are implemented.

Policy 2-1: Use of on-site wastewater treatment systems shall be limited to the following conditions:

- a. Existing septic tank and package treatment plants in compliance may remain in service.
- b. For areas not characterized by severely rated soils, use of septic tank systems for new development shall be limited to areas where central service or package plants are not available in accordance with FDHRS septic tank rules, and shall only be permitted subsequent to the receipt of all applicable FDHRS and DEP permits.
- c. Use of package treatment plants shall be limited to areas where central sewer systems are not available, and septic tanks are prohibited due to severely rated soils, land uses proposing generation or processing of hazardous waste or high density or intensity use (based upon FDHRS and FDEP rules). The installation of such facilities should only be permitted by the County subject to the receipt of all applicable FDHRS and FDEP permits.
- d. For areas characterized by severely rated soils, the County shall require that alternative types of septic tanks, including aerobic systems and alternative drainfields, be required for development proposing densities of greater than one dwelling unit per acre (unless central facilities are required by FDHRS).
- e. Septic tanks which are proposed for nonresidential uses shall not exceed the sewage flow limitations of the Florida Department of Health and Rehabilitative Services and the Department of Environmental Protection.
- f. Any change of use for an existing dwelling from residential to nonresidential use shall certify that the proposed use will not result in the disposal of any hazardous wastes, consistent with Chapter 381.272, Florida Statutes.

GOAL 3: Adequate stormwater drainage will be provided to afford reasonable protection from flooding, and to prevent degradation of quality of receiving waters.

Objective 1: The County will alleviate the one existing drainage deficiency by 1998 , and enforce land development regulations for protection of natural drainage features and to ensure that future developments provide adequate stormwater drainage facilities. The deficiency to be corrected is: Limerock (entrance) Road in Lloyd Acres.

Policy 1-1: The County shall prepare a stormwater Drainage Plan after completion of the County Jail and the capital projects in the CIE. A specific date shall be established during the

annual monitoring, evaluation, and update of the CIE, as soon as funds can be made available. The Stormwater Drainage Plan, when prepared, shall include:

- a. An inventory of stormwater quality and quantity management deficiencies within the Lake Miccosukee Drainage Basin and the Aucilla River north of US 19/27, and recommendations for improvements.
- b. Analysis of whether adopted level of service standards in these areas are appropriate, and recommendations for alternative standards, if the study indicates.
- c. Evaluation of all farms adjacent to the river, in coordination with the Water Management Districts and Soil Conservation Service, for erosion and sediment controls, and other best management practices, to be used by agricultural lands to eliminate sedimentation into those water bodies. Recommendations shall evaluate the need for, and implementation mechanism for, such areas to have an approved US Soil Conservation Service Conservation plan (there is no cost to the farmer to have this plan completed, and the plan provides recommendations for additional best management practices to be followed.)

Policy 1-2: The County will amend the comprehensive plan to include the recommendations of the Study, upon its completion.

Policy 1-3: The County shall require that appropriate DEP or Suwannee River Water Management District permits are applied for prior to approval of development orders.

Policy 1-4: The County shall continue to enforce the existing floodplain ordinance restricting development in floodprone areas. The ordinance shall continue to prohibit the following within the Floodway: fill; structures (other than on stilts); common water supplies or sewage treatment facilities; and roads, except at infrequent intervals as necessary to provide access to private or public property. Septic tanks, to serve residential structures, are permitted if they can meet all Federal, State and local requirements. Permitted uses in the 100 year floodplain shall include: agriculture; silviculture; residential and farm structures, the first floor elevation is at least one foot above the 100 year flood elevation, and only at very low densities; recreation (such as hiking trails); native vegetation and, wildlife habitat. The ordinance shall continue to protect the functions of floodprone areas through its requirement that flood areas are to be treated as positive visual open space, wildlife habitat, and as water recharge and discharge resources.

Policy 1-5: The County shall require that adopted levels of service for stormwater management provided for all new development, at the developer's expense. The developer's engineer shall be required to prove that the standards are being met for the new development by sealing the plans.

Policy 1-6: In the land development regulations, the County shall develop minimum specifications for construction of new collector roads. These specifications shall require paving

and stormwater management structures (consistent with level of service standards) for all development which creates roads (excluding silviculture).

Policy 1-7: Silviculture and agricultural uses shall be required to use best management practices to prevent drainage and pollution problems. All roads created under these land uses shall use culverts to ensure natural drainage features are not destroyed.

Policy 1-8: The county shall commit adequate monies in the Capital Improvements Element to alleviate the drainage deficiency on the access road to Lloyd Acres.

GOAL 4: To conserve and preserve the values and functions of the County's natural groundwater aquifer recharge areas.

Objective 1: The County shall conserve and protect the values and functions of natural groundwater aquifer recharge areas from adverse impacts through adoption of land development regulations by the statutory deadline and coordination with federal, state and local agencies throughout the planning period.

Policy 1-1: The County shall seek assistance from the Northwest Florida and Suwannee River Water Management Districts in the management of prime aquifer recharge areas, once such information is made available. The comprehensive plan shall be amended at that time as necessary to protect prime aquifer recharge areas.

Policy 1-2: The land development regulations shall limit impervious surface ratios for new development, and shall require management of stormwater to ensure post-development runoff does not exceed predevelopment runoff rates.

Policy 1-3: The County shall allow the re-use of treated effluent and stormwater for irrigation and shall encourage such re-use during the site plan review process.

CONSERVATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Preserve, protect, and conserve the natural resources and the ecological integrity now existing in Jefferson County.

OBJECTIVE 1.1 [C]: Comply with air quality standards set forth by the State and Federal agencies throughout the planning period of this Comprehensive Plan.

POLICY 1.1.1 [C]: In cooperation with the City of Monticello and its revised land development regulations, all industrial land uses in the County shall be located within the Industrial Park located approximately five miles South of the City adjacent to U.S. Highway 19.

POLICY 1.1.2 [C]: County shall promote programs on the health benefits derived from using bicycles and walking by encouraging citizens to use public pathways and at the same time reduce polluted emissions attendant with the use of their automobiles.

POLICY 1.1.3 [C]: County shall develop programs and brochures showing the advantages of maintaining existing trees as well as planting new trees, both of which are effective in removing pollutants from the air.

OBJECTIVE 1.2 [C]: Conserve and protect the quality and quantity of the current water sources by the following methods:

- Implement and enforce the County's land development code, which requires a site plan review process for all development.
- Correct major drainage deficiencies throughout this planning period.

POLICY 1.2.1 [C]: Protect water quality in the following areas:

- Natural groundwater recharge areas;
- Wellhead protection areas; and
- Areas zoned as conservation

by restricting types of land uses in the protective shed of the above mentioned area types.

POLICY 1.2.2 [C]: County shall require all new developments to provide a stormwater management system so designed that post development rates of runoff shall not exceed pre-development rates. In addition, the designed system for stormwater shall include its treatment prior to its discharge into the public waterway system that meets the requirements of Ch. 17-25

F.A.C. Permits for the stormwater system design shall be obtained from the applicable water management district, which are the Suwannee River Water Management District and the Northwest Florida Water Management District.

POLICY 1.2.3 [C]: County shall require, where appropriate, on-site stormwater management system to be functioning prior to the beginning of constructing the infrastructures or buildings.

POLICY 1.2.4 [C]: County, during this planning period, shall review existing code requirements for impervious areas for parking and set minimum and maximum standards that are more conducive than existing standards in order to reduce the size of impervious surfaces.

POLICY 1.2.5 [C]: The land development regulations shall limit impervious surfaces as well as require on-site detention of stormwater runoff within the County.

POLICY 1.2.6 [C]: County shall cooperate with the Bureau of Waste Cleanup of the Florida Department of Environmental Protection (FDEP) to ensure that leaking underground tanks are remediated expeditiously by the owners of those tanks, if those owners are found to have caused the polluting problem.

POLICY 1.2.7 [C]: Prior to any approval for development requiring water withdrawal within 1,000 feet of the Gulf State Chemical Company site and the Wacissa underground storage tank leaking site, the County shall consult with FDEP and the appropriate water management district to ensure that approval of the proposed plan will not increase groundwater contamination.

POLICY 1.2.9 [C]: The County shall coordinate and cooperate with the Suwannee River and Northwest Florida Water Management Districts in the protection of significant recharge areas, after such areas have been designated by the respective water management district.

OBJECTIVE 1.3 [C]: Protect all areas that fall within the 100-year floodplain as shown on the Flood Insurance Rate Map.

POLICY 1.3.1 [C]: The County shall enforce the existing floodplain ordinance restricting development of flood prone areas. Permitted uses in the 100-year floodplain shall be limited to the following: agriculture, silviculture, and residential and farm structures.

OBJECTIVE 1.4 [C]: Develop guidelines in the use of water.

POLICY 1.4.1 [C]: The County shall adhere to any emergency water conservation measures imposed by the Northwest Florida and Suwannee River Water Management Districts.

POLICY 1.4.2 [C]: The County shall require that all new construction and all remodeling activities be installed with fixtures conforming to the schedule of maximum water usage that is consistent with the State's Water Conservation Act in order to conserve potable water resources.

POLICY 1.4.3 [C]: The County shall enact regulations that allow septic tanks only in areas where public sewer is unavailable and only upon issuance of a Jefferson County Health Department permit.

POLICY 1.4.4 [C]: The County shall promote and illustrate to owners of agricultural land by means of public awareness programs how to incorporate the water conserving methods of farming as recommended by the Soil Conservation Service, Watershed Protection Plan and other methods that have been developed by other soil conservation organizations.

POLICY 1.4.5 [C]: Future water demand for non-potable water uses shall make use of water that is suitable for the purpose required. To this end, the County shall require that developers requiring large amounts of such water for use other than drinking water shall use reclaimed water from stormwater systems and treated wastewater.

OBJECTIVE 1.5: Conserve and protect soils, native vegetative communities, wildlife, and wildlife habitats from adverse effects with an emphasis on threatened, endangered, and species of special concern. Conserve, protect, and appropriately use mineral sources.

POLICY 1.5.1 [C]: The County shall use its land development regulations for the preservation and conservation of those areas, which are known habitats for threatened and endangered species as well as species of special concern. In addition, the land development regulations shall include and govern those areas characterized by wetlands.

POLICY 1.5.2 [C]: The land development regulations, adopted by the statutory deadline of this plan, shall require an assessment of the potential adverse effects of proposed development on threatened and endangered species as well as species of special concern.

POLICY 1.5.3 [C]: The land development regulations, adopted by the statutory deadline, shall require that when one or more threatened or endangered species or species of special concern are found on a site to be developed, such development shall be halted. Halting the development will remain in effect until a management plan is prepared sufficiently effective to avoid adverse effect on the species. If adverse impact can not be avoided through site redesign or other means, the applicant shall be required to develop a mitigation plan that will allow no net loss of species population in accordance with regulations of the Florida Game and Freshwater Fish Commission (Florida Fish & Wildlife Conservation Commission or Department, effective name change July 1, 1999).

POLICY 1.5.4 [C]: To ensure future mining activities are environmental sound, the following criteria, to be included in the Land Development Regulations, shall be used to examine the applicant's plan:

- a. The area proposed for mining activity must be designated for mining on the Future Land Use Map
- b. All required State, Federal and Regional permits have been issued.
- c. The applicant must document that the proposed activity will not cause significant damage to potable water supplies as well as surface water; to endangered or threatened species or those within the special concern; and to adjacent properties.
- d. The applicant shall provide a reclamation plan in order to replace or restore lost or damaged environmental resources and to insure that the land is returned to a form which may be beneficially used, as provided for in the Land Development Regulations.
- e. No regionally significant wetlands shall be adversely affected. Any non-regionally significant wetlands in the area to be mined shall be avoided, if practicable, and if such wetlands are adversely affected, adequate mitigation shall be required, or if applicable, wetlands destroyed shall be replaced on a acre for acre basis with a wetland of similar size, type of vegetation, water flow, and topographical farmland with similar functions as the destroyed wetland; and in a location approved by the County's planning official
- f. Naturally occurring surface water basin flows and boundaries shall be maintained.
- g. The Florida Game and Fresh Water Fish Commission shall be notified prior to the approval of the reclamation plan to assess the mitigation stated in the plan to ensure that protection for endangered, or threatened, or species of special concern is achievable.
- h. If the proposed mining activity is located adjacent to residential development, the applicant shall provide adequate vegetative and other natural or construction buffers to minimize air and noise pollution being dispersed by the wind.
- i. The applicant shall demonstrate financial responsibility for any damage to public or private property, human, animal or plant life, or any mineral or water bearing geologic formation incurred due to mining operations or failure to properly reclaim mined-out lands through the posting of a sufficient bond according to standards to be established in the Land Development Regulations.

POLICY 1.5.5 [C]: In order to carry out POLICY 1.5.1, the County shall abide by the following:

- a. To consult and coordinate with the U.S. Fish and Wildlife Service and the Florida Game and
- b. To include proven techniques within the land development regulations for preservation of areas such as:

- a) designate and regulate selected conservation areas identified as sensitive;
- b) use the site plan review process to assure compliance with land development regulations; allow on-site density transfers for clustering allowable units on other portions of the site in
- c) order to protect the site's environmentally sensitive areas; and
- d) implement overlay zoning to allow density calculations and developable land expectations area to be based on net developable acreage after excluding the environmentally sensitive portions of the project site.

POLICY 1.5.6 [C]: The County shall continue to designate and protect sensitive environmentally areas, and shall cooperate with other governmental units that have delineated natural reservation areas within the County. They include the following:

- e) the Federal government regarding St. Marks National Wildlife Refuge and the Aucilla Wildlife Management Area,
- f) the State's CARL program, and
- g) the Water Management District's Save Our Rivers and SWIM programs.

These areas shall be designated Conservation on the Future Land Use Map.

POLICY 1.5.7 [C]: On approval of POLICY 1.5.5, the County will cooperate with the City of Monticello and adjacent counties to coordinate protection for the natural areas that cross over multi-jurisdictional districts.

POLICY 1.5.8 [C]: Wetlands, water bodies, springs, sinkholes, caves and habitat of endangered, threatened and species of special concern are designated as environmentally sensitive lands. These lands, when threatened by urban development, shall be protected by land development regulations. In addition, protection shall also be extended to vegetative and wildlife habitats that are critical for designated species. The regulations shall establish performance standards for development in such environmentally sensitive areas. All environmentally sensitive lands designated for silviculture shall require the owner or operator to use the U.S. Forest Service's best management practices as well as abide by the the requirements of POLICY 1.5.11.

OBJECTIVE 1.6 [C]: The County shall conserve, appropriately use, and protect the following specific areas:

- Fisheries,
- Wildlife,
- Wildlife habitat,
- Marine habitat.

POLICY 1.6.1 [C]: County shall permit for areas of fisheries, wildlife, wildlife habitat, and marine habitat only low density number of structures that are essential for supporting appropriate activities; that are essential for recreational activities such as hiking; and that are essential for conservation plus maintenance of native vegetation and wildlife habitat. The essential intent of this policy is to treat such defined areas as positive visual open spaces in which the on-going ecological processes can continue uninterrupted.

POLICY 1.6.2 [C]: The floodplain ordinance shall protect the water quality, the wildlife habitat, the shorelines, and the riparian areas of rivers with the establishment of a contiguous vegetative buffer along the Wacissa and Aucilla Rivers. The minimum width shall be twenty five (25) feet as measured from the wetlands jurisdictional line. In these areas, permanent structures shall be prohibited and clearing of native vegetation other than that required for silviculture operations will be limited to reasonable access to shorelines based upon an ecosystem analysis. This shoreline buffer will also apply to Lake Miccosukee.

POLICY 1.6.3 [C]: No lands along the coastline are privately owned as the Federal government owns all of it. The County's staff, through its intergovernmental coordination efforts, has and will continue to cooperate with the Federal personnel at the St. Marks Refuge to ensure that fisheries and marine habitats are protected.

POLICY 1.6.4 [C]: As stated in POLICY 1.3.1., the County shall regulate development within the 100 year floodplain to ensure that no negative pollutants will travel downstream to the fisheries and marine habitats along the coast.

POLICY 1.6.5 [C]: The County shall continue its efforts to reduce erosion in coordination with the Soil Conservation Service. To do so, the County shall notify the farmers of the opportunities that are available for reducing erosion under the Aucilla River Water Management Plan. In addition, farmers shall be directed to the local Soil Conservation District to receive technical and other assistance on the subject of erosion control.

POLICY 1.6.6 [C]: The County with its land development regulations and in cooperation with the U.S. Forest Service shall ensure that all silviculture lands be so managed to reduce and, if possible, prevent erosion and sedimentation of soils into wetlands and water bodies.

POLICY 1.6.7 [C]: Farmers who desire financial assistance in the use of best management practices to prevent soil erosion shall be directed by the County to one or the other following agencies:

- h) For State funds to the Florida Association of Conservation Districts, and
- i) For federal funds to the Jefferson Soil and Water Conservation District or to Agricultural Stabilization and Conservation Service, or to Farmer's Home Administration.

Objective 1.7 [C]: Prohibit the disposal of hazardous wastes into the public sewer system, canals and ditches, wetlands, stormwater facilities, unlined landfills and other areas prone to convey such wastes.

POLICY 1.7.1 [C]: The County shall urge developers to minimize the production of hazardous wastes and to develop procedures to handle hazardous wastes, if produced, on their projects.

POLICY 1.7.2 [C]: The County will list the prohibited hazardous wastes in the County's revised land development regulations. To be included in these regulations will be the proper handling and storing of hazardous wastes at the project site and their transportation to disposal centers. These requirements will be addressed to the applicant during the site plan review process.

POLICY 1.7.3 [C]: Through the intergovernmental coordination and public education efforts, the County, shall continue to encourage citizens of the County and the City of Monticello to use the hazardous waste transfer sites.

POLICY 1.7.4 [C]: To protect the natural assets of the County and the health of its citizens, the County shall include in its land development regulations the following:

- j) prohibit disposal of hazardous waste in public waterways (canals, ditches, wetlands, stormwater facilities, unlined land fills, and other areas),
- k) continue to support the Emergency Management Department of the County,
- l) ensure that FDEP standards for transfer and storage of hazardous waste are implemented, and
- m) ensure that activities on the site of development will not degrade the quality of ground or surface water or other natural attributes.

COASTAL MANAGEMENT ELEMENT

GOALS, OBJECTIVES AND POLICIES

PREFACE

Jefferson County is unique in that it has no access to its coast. Further, its coastal zone consists of St. Mark's National Wildlife Refuge, which is uninhabited, and the Aucilla Wildlife Management Area, which is also uninhabited. This section of the Coastal Management Element will necessarily consider this situation.

GOAL I [CME]: Protect, preserve, and enhance the natural resources of the coastal area.

Objective 1.1 [CME]: Protect native vegetation, archaeological sites, and historical resources by prohibiting development in the Coastal High Hazard Area using the land development regulations, .

Policy 1.1.1 [CME]: Coastal areas containing endangered species and unique areas shall not be developed for any use that would create loss of such a community or habitat.

Policy 1.1.2 [CME]: If a known or unknown archaeological site is located in close proximity to any proposed activity which may be permitted within the Coastal High Hazard Area (such as recreational sites, coastal access, or transmission facility), no work may be begun until the applicant consults with the Division of Historic Resources in developing a preservation plan for that discovered resource. The map of known resources shall be maintained at the County Building Department and must be reviewed during the approval process of the project.

Policy 1.1.3 [CME]: The land development regulation shall require that all development (regardless of location) maintain a minimum buffer of 25-feet from known archaeological or historical sites. The regulations shall also include provisions for the protection, preservation, or sensitive re-use of historical structures.

Policy 1.1.4 [CME]: The County will coordinate with the Division of Historic Resources to establish historic preserves or parks at sites of known historical or archaeological sites of significance.

Policy 1.1.5 [CME]: The land development regulations shall prohibit all dredge and fill activities in wetlands within the Coastal High Hazard Area, except where conclusive demonstration shows the necessity of the proposal in the public interest, and where the applicant

has demonstrated that such activity will not negatively impact water quality or endanger species habitat.

Objective 1.2 [CME]: Eliminate existing and prevent new discharge of untreated stormwater from all sources into the County's receiving waters through the use of land development regulations that prohibit discharge of untreated stormwater into any surface water.

Policy 1.2.1 [CME]: Use the land development regulations, to regulate land uses that could discharge untreated stormwater or other effluents into sea grass beds or their marine nursery areas.

Policy 1.2.2 [CME]: Use the land development regulations, to specify the following:

- a. use appropriate erosion control measure to eliminate offsite migration of soil particles during and after all construction activities , and which originate from dirt roads, and
- b. use of SCS or U.S. Forestry's Best Management Practices during agricultural and silviculture activities.

Policy 1.2.3 [CME]: The County shall require that any new sewage treatment plants, or industries, or other facilities which discharge waste products to dispose effluents by way of spreading, or spray irrigation, or recycling, or by other means approved by the County's Public Health Department Whatever system is chosen all direct discharge into receiving waters shall be avoided.

Objective 1.3 [CME]: Where necessary, the County shall coordinate with the Federal government and other appropriate State agencies to promote natural resources by means of conservation and protection techniques. .

Policy 1.3.1 [CME]: The County shall continue to cooperate with all appropriate agencies to protect areas that have been set aside as conservation or recreation areas as shown on the Future Land Use Map.

Policy 1.3.2 [CME]: In order to protect the Aucilla River Estuary, the County shall develop coordinate mechanisms with Suwannee River Water Management District regarding estuarine pollution, surface water runoff, protection of living marine resources, reduction of exposure to natural hazards, and ensuring safe public access. Coordination mechanisms shall include consideration of an informal agreement between all entities that each will notify the other jurisdictions upon receipt of development proposals along the estuary which may affect the above issues. Further, all entities should notify each other upon receipt of proposals for plan amendments affecting these issues.

Objective 1.4 [CME]: Ensure that provision for public access to the Gulf of Mexico through other counties adjacent to Jefferson County shall be coordinated between them and other agencies, such as Federal, State, and Regional; and shall be accomplished in a consistent manner in keeping with the public need; and that both efforts, coordination and accomplishment, will be enforced throughout the time frame of this plan.

Policy 1.4.1 [CME]: Coordinate with the Federal government, State, Wakulla and Taylor counties to ensure that the citizens of Jefferson County will have public access when needs are being provided for during any upgrading of existing access points or development of new access points to the County's coastal area from adjacent counties.

Goal 2 [CME]: Reduce vulnerability to hurricane and protect human life from such natural disasters.

OBJECTICE 2.1 [CME]: Protect the population from the effects of hurricane storms and also delays in evacuating storm areas by prohibiting future settlements from being built within the Coastal High Hazard Area as shown on the Future Land Use Map.

Policy 2.1.1 [CME]: The County shall continue to implement the hurricane evacuation timetable in the Federal Emergency Management 1993 Hurricane Evacuation Study.

Policy 2.1.2 [CME]: Every two years, or earlier, if new plans should become available, the County shall review hurricane evacuation plans with the Federal Emergency Management Agency and other relevant agencies to be prepared for most eventualities.

Policy 2.1.3 [CME]: The County shall require that impacts on the transportation system relative to hurricane evacuation be evaluated and mitigated as part of the development approval process.

Policy 2.1.4 [CME]: The recommendations of any interagency hazard mitigation report, which addresses future flood losses and in response to a Presidential Disaster Declaration shall be incorporated into the County's Disaster Plan.

RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL: Provide adequate recreation facilities, active and passive, and open space to sufficiently meet the needs of the present and future population of Jefferson County.

Objective 1: Provide public access to all future recreation facilities within the County.

Policy 1-1: The County will provide parking areas and bicycle racks for recreation sites.

Policy 1-2: Bike paths and pedestrian walkways shall be built to provide access to recreation areas in accordance with site specific design features and the intended use of a particular site.

Objective 2: Throughout the planning period, the County shall coordinate with other local governments and the private sector to ensure that future recreation needs of the County are met.

Policy 2-1: Seek formal or informal agreements with the Jefferson County School Board for use of school playfields and facilities. These agreements should specifically address the provision of area/facilities suitable for walking and jogging.

Policy 2-2: Require of developers/subdividers the dedication of land for recreation an/or open space, or a fee in lieu of land for all future residential developments.

Objective 3: Ensure the recreation needs for the projected population, as determined by the needs identified within the analysis section of this Element, are met by the year 2010.

Policy 3-1: The County hereby adopts the following recreation levels of service:

- New residential development of 50 or more units shall dedicate parkland at the rate of 5 acres/1000 to provide local facilities
- The County-wide LOS is 20 acres/1000

Policy 3-2: The County shall acquire the adequate number of acres of land for new park and recreation facilities .

Policy 3-3: The County shall continue to maintain and improve existing park sites and recreation facilities.

Policy 3-4: The County shall apply for Federal and/or State grants necessary to fund the additional recreation sites.

Policy 3-5: All future recreation facilities shall provide usability and access to all segments of the population, including the very young, the handicapped, and the elderly.

Objective 4: Throughout the planning period, the County and the Private sector shall coordinate in a continuing and professional effort to provide adequate open space within the County. This objective shall be accomplished using the subdivision review process, which shall require the provision of open space.

Policy 4-1: The County will use its land development regulations in order to regulate signage and require green areas and appropriate buffer zones as well as to meet all additional requirements of 9J-24.003 (1) F.A.C.

Policy 4-2: The County shall include a definition of open space in its Land Development Regulations and shall include recommendations concerning natural vegetation.

INTERGOVERNMENTAL COORDINATION

GOALS, OBJECTIVES AND POLICIES

GOAL 1: Formalize intergovernmental coordination channels between the County and the City of Monticello, Wakulla County, Leon County, Madison County, Taylor County, and the Apalachee Regional Planning Council in order to contribute to a regional exchange of information, planning, and the implementation of necessary policies to enhance the quality of life in Jefferson County.

OBJECTIVE 1.1 [ICE]: Coordinate the planning process and the composition of the Comprehensive Plan with the plans of adjacent local governments as well as with the plans of agencies involved in providing services within the County by establishing formal channels of communication.

Policy 1.1.1 [ICE]: The County shall utilize information provided by adjacent local governments and agencies throughout the planning process and make the results of any planning research conducted by the County available to these entities as its contribution to the information pool.

Policy 1.1.2 [ICE]: The County shall utilize the Apalachee Regional Planning Council's Informal Mediation Process when conflicts arise concerning the provision of services and information.

Policy 1.13 [ICE]: The County shall coordinate management of its coastal area with Wakulla and Taylor counties as well as with the Department of the Interior – National Parks Service by formal communications with these entities.

Objective 1.2 [ICE]: Identify impacts of proposed development as noted in the County's Comprehensive Plan and coordinate this development with development in adjacent counties, in the region, and the State through the establishment of an on-going process by which projects are reviewed, issues are identified, and solutions are reached through formal channels of communication. In the interim prior to development of a specific process, the County Building Official, the Chairman of the Planning Commission, and the Chairman of the Board of County Commissioners shall meet periodically to share information on projects that may affect Jefferson County. When issues are identified, they will be brought to the Planning Commission for discussion and recommendation to the Board of County Commission for future action.

Policy 1.2.1 [ICE]: Impacts from planned development in adjacent counties must be addressed if a lowering of adopted services in Jefferson County appears probable. Issues must be defined

and formally addressed through writing to the adjacent local government and developer if applicable.

Policy 1.2.2 [ICE]: The Informal Mediation Process of the Apalachee Regional Planning Council shall be utilized when conflicts arise between the County and the adjacent local government or several governments concerning coordination of planned development.

Policy 1.2.3 [ICE]: Proposed development to impact existing development in adjacent jurisdictions shall require coordination between local governments. Such coordination shall include the following:

Review of project plan, Identification of issues, and Written communication.

Objective 1.3 [ICE]: Standards for level of service (LOS) related to public facilities shall be established in cooperation with State, regional or local entity having operational and maintenance responsibilities.

Policy 1.3.1 [ICE]: Sharing operations and maintenance responsibilities between County and another legal entity shall be based upon a level of service that has been agreed upon and acceptable to both parties. Negotiations for such an agreement shall be documented.

Policy 1.3.2 [ICE]: The County now and in the future does not intend to provide centralized water and sewer services. As a result, developments adjacent to the City of Monticello, which does provide such services, may desire to be annexed into the City to avail themselves of these services. The Chairman of the Board of County Commission and the Mayor of the City of Monticello shall maintain communication to accomplish the following:

- To discuss issues related to the potential development or developments.
- To discuss problems related to potential annexation of the development or developments,
- To ensure coordinated services between both governments within the expanded area, and
- To discourage urban sprawl that would be inconsistent with the adopted Comprehensive Plans of both local governments.

CAPITAL IMPROVEMENT ELEMENT

VIII. GOALS, OBJECTIVES & POLICIES

GOAL: Jefferson County will ensure the provision of adequate public facilities to all residents within its jurisdiction in a timely and efficient manner.

Objective 1: The Capital Improvements Element will establish adopted levels of service for public facilities and capital improvement projects which the County will undertake. The Five-Year Schedule of Improvements shall identify projects which,

- a. meet existing deficiencies;
- b. provide repair or replacement of existing facilities;
- c. accommodate desired future growth.

Policy 1-1: The following levels of service (LOS) standards are hereby adopted and will be maintained as growth occurs in the County:

LOS STANDARDS FOR JEFFERSON COUNTY PUBLIC FACILITIES shall be those in the Sanitary Sewer, Solid waste, Drainage, Potable Water, and Natural Groundwater Element and the Transportation Element of this Plan.

Policy 1-2: The County will in the budgetary process fund the most important capital improvement projects as funds are available.

Policy 1-3: Capital Improvement projects will be prioritized according to the following set of criteria and a fiscal impact review, as part of the annual budgeting process. The assigned priority will be designated on the Five-Year Schedule of Capital Improvements.

CRITERIA FOR NUMERICAL RANKING OF CAPITAL IMPROVEMENTS PROJECTS

| PRIORITY I | WEIGHT | SCORE | | | WEIGHT X SCORE |
|---|--------|---------|--------|---------|------------------------------|
| | | Yes (1) | No (0) | N/A (1) | |
| 1. <u>The project is needed to and safety.</u> | 3 | | | | <u>protect public health</u> |
| 2. <u>The project fulfills the County's legal commitment to provide facilities and services.</u> | 3 | | | | |
| 3. <u>The project corrects anexisting facility deficiency or provides for needed replacement of facility components, in order to preserve or achieve full use of existing facilities.</u> | 3 | | | | |
| 4. <u>The project is required in order to comply with state law, water manage- ment district regulations, or federal law.</u> | 3 | | | | |
| 5. <u>The project is financially feasible.</u> | 3 | | | | |
| 6. <u>The project maintains adopted LOS standards.</u> | 3 | | | | |
| PRIORITY II | | | | | |
| 1. <u>The project increases efficient use of existing facilities.</u> | 2 | | | | |
| 2. <u>The project prevents or reduces future improvement costs.</u> | 2 | | | | |
| 3. <u>The project provides service to developed areas currently lacking full service.</u> | 2 | | | | |
| 4. <u>The project promotes in-fill development and discourages urban sprawl.</u> | 2 | | | | |
| 5. <u>The project supports the GOP's of the FLUE.</u> | 2 | | | | |
| PRIORITY III | | | | | |
| 1. <u>The project represents alogical extension of facilities and services within a designated service area.</u> | 1 | | | | |
| 2. <u>The project promotes economic</u> | 1 | | | | |

development within the County and/or redevelopment of blighted areas.

TOTAL SCORE

Total Possible Score = 30

Policy 1-4: The County will, whenever cost-effective and in the County's best interest, assign a higher priority to those projects which correct existing facility deficiencies or repair/replacement needs, as identified in Plan Elements. This priority will be included in the adopted Five Year Schedule of Capital Improvements.

Policy 1-5: The County will seek funding outside the current budget for capital improvement projects that it cannot fund from its general fund. These projects are:

1. Water system for Aucilla, Lamont, Lloyd, Wacissa, and Waukeenah areas of the County.
2. Road resurfacing of roads once owned by the state and now maintained by the County.
3. Expansion of the Recreation Park for regulation baseball fields, additional restrooms, tennis courts, and trails for bicycles, nature and walking.
4. Sewer system for the Lloyd vicinity with special emphasis on the interchange.
5. Advanced mapping facilities and equipment for the Property Appraiser's Office to facilitate better appraisals in case of a disaster such as a hurricane, tornado, flooding etc. The intent is to improve citizen warning, damage assessment, damage analysis, debris management and community, neighborhood outreach.
6. Restoration of old high school building (A building) to create economic development.

Objective 2: The Review mechanism will ensure that all land use decisions which impact the Capital Improvements Element and/or the Future Land Use Element are coordinated.

Policy 2-1: The Planning Commission will recommend to the County Commission only those land use decision which are consistent with the Future Land Use Element (FLUE), the Capital Improvements Element and the overall intent of the Comprehensive Plan.

Policy 2-2: Service areas for public facilities, as defined in Plan Elements and the FLUE in particular, will be utilized to guide the availability of public facilities for future development. In this regard, the County will coordinate with the City of Monticello to ensure that the City's Urban Service Area and that future provisions of public services are provided in concert with the County's development patterns.

Policy 2-3: "Development order" shall include a zoning change, subdivision platting, building permit, site development plan, and other land use applications as determined by the County.

Policy 2-4: Development orders shall only be issued when the County has determined that the conditions specified by Policies 5-1, 5-2, 5-3 are met in accordance with the County's Concurrency Management System.

Policy 2-5: The County shall ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Objective 3: Annual review of the Capital Improvements Element will be included in the County's budget process. As part of this review, the Board of Commissioners shall be responsible for: (1) addressing the fiscal impact of capital improvement projects on revenue and expenditures, and (2) updating the fiscal assessment section of the Capital Improvements Element.

Policy 3-1: The fiscal assessment review and update will include, at minimum, the following:

- a. forecasted summary of revenues and expenditures for a five year period;
- b. projected debt service capacity including,
 - projected revenue bond debt service as a percentage of Total debt;
 - ratio of total debt to total revenue;
 - projection of operating cost considerations.
- c. management of debt including,
 - a ratio of outstanding capital indebtedness to property tax base not to exceed 1:100,000.

Policy 3-2: The County shall prepare a capital improvement program and capital budget to be revised and adopted yearly as part of the County's budgeting process.

Policy 3-3: The County will adopt a Capital Improvement Budget as part of the annual budgeting process. The Capital Improvement Budget will be coordinated with the annual review of the Capital Improvements Element, and will be integrated in to the County's overall Capital Improvements Plan.

Policy 3-4: To the maximum extent possible, the County will utilize "user pays" financing strategies including, but not limited to user charges, special assessments, and contributions in lieu of payment.

Policy 3-5: The Capital Projects Fund, with revenues from; fine and forfeiture revenue, grant revenue, transportation trust revenue, local option sales tax, fire tax, criminal justice revenue, and solid waste revenue, shall be the primary source of revenue for capital improvements for projects as determined by the Finance Department, the Capital Improvements Review Team, and approved in the annual budgeting process.

Policy 3-6: The County will ensure the provision of needed capital improvements for previously issued development orders and for future development are met.

Policy 3-7: Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

Objective 4: Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS standards.

Policy 4-1: The County shall implement a program for mandatory dedications or fees in lieu of as a condition of plat approval for the provision of recreation and open space.

Policy 4-3: The County shall investigate the potential for utilizing special assessments as the funding source needed to facilitate implementation of the recommendations of the Comprehensive Stormwater Management Plan once completed .

Objective 5: The County will not issue development orders where the project requires public facility improvements that exceed the County's ability to provide these in accordance with the adopted LOS standards (Policy 1-1) and subject to the provisions of the following. As an alternative, however, facilities and services may be provided by the developer, consistent with the following policies:

Policy 5-1: Prior to the issuance of certificate of occupancy, the County shall verify that all facilities are available to serve development . Development orders for future development shall not be issued unless the following is demonstrated: (1) Compliance with the adopted Level-of-Service standards in the Comprehensive Plan and (2) one or a combination of the following conditions exist: (a) necessary facilities and services are in place at the time that a development order or permit, consistent with Section 9J-5.055(2)(e), Florida Administrative Code is issued; (b) a development order or permit is issued subject to the condition that a certificate of occupancy shall not be issued unless necessary facilities and services are in place; (c) necessary facilities are under construction at the time a development order or permit is issued; (d) for recreation or transportation facilities only, necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time a development order or permit is issued which provides for the commencement of construction within one year of the issuance of the development order or permit and/or (e) necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section 163.3220 or Chapter 380, Florida Statutes, which guarantees that the necessary facilities and services will be in place when the impacts of the development occur.

Policy 5-2: The County Concurrency Management provisions in the LDRs shall ensure that, at the time a development order or permit is issued, adequate facility capacity is available, consistent with the criteria established in Policy 5.1 and based upon the application of the Jefferson County Level-of-Service Standards to the proposed development. Development orders

approved prior to the actual authorization for the commencement of construction or physical activity on the land shall be conditioned to provide that actual authorization of the final development permit which shall authorize the commencement of construction or physical activity on the land shall be contingent upon the availability of public facilities and services necessary to serve the proposed development consistent with the criteria established in Policy 5.1. In all cases, a test for concurrency will occur prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities and intensities of use.

Policy 5.3: Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated to determine whether the proposed action would: conform with future land uses as shown on the Future Land Use Map of the FUTURE LAND USE element, and public facility availability as described in the SANITARY SEWER, SOLID WASTE, DRAINAGE, AND NATURAL GROUNDWATER RECHARGE element.

Objective 6: The County will participate in intergovernmental meetings which address the provision of public facilities in order to monitor the progression of services in surrounding counties and to facilitate documentable coordination between involved governments.

Policy 6-1: The County will appoint representatives as needed to participate in all intergovernmental activities pertaining to local government public facility issues such as transportation committees responsible for coordinating road construction and/or maintenance.

Policy 6-2: The Planning/Building Inspection, Finance, and Public Works Departments, and the County Commissioners shall work closely to address issues concerning the funding of public services.

Policy 6-3: All proposed Capital Projects will be discussed in writing with any applicable state agencies before being placed in the Capital budget.

Objective 7: Public expenditure for infrastructure in high hazard coastal areas will be limited to improvements for water dependent facilities in order to provide public access to water areas.

Amendment 05-02, Sept. 15, 2005. DCA # 05-01

JEFFERSON COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. _05-02_____

AN ORDINANCE OF JEFFERSON COUNTY FLORIDA,
PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR
PURPOSE; AMENDING THE COMPREHENSIVE PLAN, BY
AMENDING POLICY 1-2 – AGRICULTURAL AREAS OF THE
FUTURE LAND USE ELEMENT; PROVIDING ADDITIONAL
PERMISSIBLE LAND USES IN AREAS DESIGNATED
AGRICULTURAL; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CONFLICT; PROVIDING FOR
INCORPORATION INTO THE COMPREHENSIVE PLAN;
PROVIDING FOR AUTHORITY; AND PROVIDING FOR AN
EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Florida, as follows:

SECTION 1: FINDINGS OF FACT

WHEREAS, pursuant to the requirements of the Local Government Comprehensive Planning and Land Development Act of Chapter 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, Jefferson County had adopted a Comprehensive Land Use Plan and Future Land Use Map; and

WHEREAS, pursuant to the requirements of Section 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, Jefferson County has adopted Land Development Regulations implementing the requirements of the Comprehensive Plan and Future Land Use Map; and

WHEREAS, Jefferson County has the governmental responsibility and authority to regulate land development activities within its geographic boundaries; and

WHEREAS, a public hearing has been conducted after due public notice by the Jefferson County Planning Commission which has recommended adoption of this ordinance by the Board of County Commissioners; and

WHEREAS, the Jefferson Board of County Commissioners has determined that this ordinance is consistent with the adopted Comprehensive Plan and is necessary to protect the health, safety, and welfare of Jefferson County, Florida and its citizens.

NOW, THEREFORE, BE IT ORDAINED by the Jefferson County Board of County Commissioners as follows:

SECTION 2: PURPOSE OF ORDINANCE

The purpose of this Ordinance is to adopt an amendment to the Future Use Element of the Jefferson County Comprehensive Plan. The amendments to the Comprehensive Plan, are set forth herein.

SECTION 3: AMENDMENT TO POLICY 1-2 OF THE JEFFERSON COUNTY COMPREHENSIVE PLAN

Policy 1-2 of the Jefferson County Comprehensive Plan is hereby amended as follows:

NOTE: Underlined language is proposed language and ~~Struck Through~~ language is language proposed to be deleted.

Policy 1-2 Agricultural Areas

Agriculture 20: Areas now used and appropriate for continued use primarily in very large scale agricultural activities. Included are the plantations and timber-producing lands. Agricultural uses may include, but are not limited to, crop production, pasture lands, silviculture, orchards and groves, forestry, agricultural related activities, outdoor recreation, bed and breakfast inns, and hunting lodges and clubs. Dwellings and associated accessory farm buildings are allowable. New residential development is allowable, not to exceed one unit per 20 acres.

Agriculture 5: This includes areas appropriate for a variety of agricultural uses, including but not limited to, crop land, pasture land, orchards and groves, forestry, agricultural related activities, outdoor recreation, bed and breakfast inns, and hunting lodges and clubs. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed one unit per five acres, actual units should be clustered, subject to the requirements set forth in the objectives and policies of the comprehensive plan so long as the gross density is not exceed one unit per 5 acres.

Agriculture 3: This includes areas appropriate for a variety of agricultural uses, including but not limited to, crop land, pasture land, orchards and groves, forestry agricultural related activities, outdoor recreation, bed and breakfast inns, and hunting lodges and clubs. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed

one unit per three acres, actual units should be clustered, subject to the requirements set forth in the objectives and policies of this comprehensive plan so long as the gross density is not exceeded. Open space ratio shall be 60 percent.

SECTION 4: SEVERABILITY

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and affect.

SECTION 5: CONFLICT

All ordinances or parts of ordinances in conflict herewith are, to the extent of such of conflict, hereby repealed.

SECTION 6: COPY ON FILE

A certified copy of this enacting ordinance shall be filed with the Clerk of the Circuit Court.

SECTION 7: INCORPORATION INTO COMPREHENSIVE PLAN

This ordinance shall be incorporated into Jefferson County's Comprehensive Plan and any Section or Paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 8: EFFECTIVE DATE

This Ordinance shall be filed with the Office of the Secretary of the State of Florida and shall immediately take effect upon receipt of official acknowledgment from the Department of State that the same has been filed.

SECTION 9: AUTHORITY

This ordinance is adopted pursuant to the authority granted by Chapter 125.01 and Chapter 163.3161 through 163.3215, Florida Statutes.

PASSED AND DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Jefferson County this 15th day of April, 2005.

BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA

Amendment 06-01, May 18, 2006. DCA # 06-1

**JEFFERSON COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS**

ORDINANCE NO. __06-01__

AN ORDINANCE OF JEFFERSON COUNTY FLORIDA, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; AMENDING THE COMPREHENSIVE PLAN, BY AMENDING POLICY 1-2 – AGRICULTURAL AREAS OF THE FUTURE LAND USE ELEMENT; AMENDING THE JEFFERSON COUNTY COMPREHENSIVE PLAN TO REPEAL POLICY 1-2, BY ADOPTING A NEW POLICY 1-2, CREATING NEW STANDARDS FOR FAMILY MEMBER SUBDIVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Florida, as follows:

SECTION 1: FINDINGS OF FACT

WHEREAS, pursuant to the requirements of the Local Government Comprehensive Planning and Land Development Act of Chapter 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, Jefferson County had adopted a Comprehensive Land Use Plan and Future Land Use Map; and

WHEREAS, Jefferson County has the governmental responsibility and authority to regulate land development activities within its geographic boundaries; and

WHEREAS, this Ordinance amends Policy 1-2 of the Jefferson County Comprehensive Plan by adopting a new standards for family member subdivisions; and

WHEREAS, this Ordinance amends Policy 1-2 to allow a family member to subdivide a homestead parcel among immediate family members; and

WHEREAS, a public hearing has been conducted after due public notice by the Jefferson County Planning Commission which has recommended adoption of this ordinance by the Board of County Commissioners; and

WHEREAS, the Jefferson Board of County Commissioners has determined that this ordinance is consistent with the adopted Comprehensive Plan and is necessary to protect the health, safety, and welfare of Jefferson County, Florida and its citizens.

NOW, THEREFORE, BE IT ORDAINED by the Jefferson County Board of County Commissioners as follows:

SECTION 2: PURPOSE OF ORDINANCE

The purpose of this Ordinance is to adopt an amendment to the Future Use Element of the Jefferson County Comprehensive Plan. The amendments to the Comprehensive Plan, are set forth herein.

SECTION 3: AMENDMENT TO POLICY 1-2 OF THE JEFFERSON COUNTY COMPREHENSIVE PLAN

Policy 1-2 of the Jefferson County Comprehensive Plan is hereby amended as follows:

NOTE: Underlined language is proposed language and ~~Struck Through~~ language is language proposed to be deleted.

Policy 1-2 Agricultural Areas

~~3. Transfer of property to the principal owner's immediate family is allowable (immediate family is grandparents, parents, brothers and sisters, children and grandchildren). Transfer is allowable if all other provisions of this code are met and the gross density is not exceeded. Transfer on lots of record as of 1990 can be done one time to as many as desired as long as it does not exceed two dwellings per acre gross density. This heir provision cannot be used in conjunction to any other subdivision unless the gross density designated for the area is not exceeding. Putting dwellings on a parcel, without dividing it among the heirs, cannot exceed the designated density of the area. The only exception would be for a second home only, for heirs, on a plot of record that is smaller than the designated density and it does not create a density greater than two dwellings per acre. Subdivisions for heirs will be submitted to the Planning Department for approval, at no charge, before the divisions are recorded.~~

3. Family Member Subdivisions. Regardless of the densities established for Agricultural Areas and subject to additional restrictions stated herein, a property owner may subdivide a parcel that was his or her homestead on or before December 13, 1990 for transfer by deed to a member or members of the owner's immediate family (immediate family is defined as grandparents, parents, brother and sisters, children and grandchildren). A subdivision for family members must be consistent with all other applicable provisions of the Comprehensive Plan and Land Development Code and may occur one time only not to exceed a gross density of two dwellings per acre. This provision may not be utilized to further subdivide a parcel in a platted subdivision.

SECTION 4: SEVERABILITY

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and affect.

SECTION 5: CONFLICT

All ordinances or parts of ordinances in conflict herewith are, to the extent of such of conflict, hereby repealed.

SECTION 6: COPY ON FILE

A certified copy of this enacting ordinance shall be filed with the Clerk of the Circuit Court.

SECTION 7: INCORPORATION INTO COMPREHENSIVE PLAN

This ordinance shall be incorporated into Jefferson County's Comprehensive Plan and any Section or Paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 8: EFFECTIVE DATE

This ordinance shall be filed with the Office of the Secretary of the State of Florida and shall immediately take effect upon receipt of official acknowledgment from the Department of State that the same has been filed.

SECTION 9: AUTHORITY

This ordinance is adopted pursuant to the authority granted by Chapter 125.01 and Chapter 163.3161 through 163.3215, Florida Statutes.

PASSED AND DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Jefferson County this ____ day of ____, 2004.

BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA

J. N. Tuten, Jr., Chairman

ATTESTED BY:

Dale Boatwright, Clerk of the Circuit Court

APPROVED as to FORM & SUBSTANCE:

Scott Shirley, County Planning Commission Attorney

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comp plan amendment (2).wpd

Amendment 06-02, May 18, 2006. DCA # 06-1

**JEFFERSON COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS**

ORDINANCE NO. ____06-02____

AN ORDINANCE OF JEFFERSON COUNTY FLORIDA, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; AMENDING THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF THE CURRENT FUTURE LAND USE MAP; PROVIDING FOR ADOPTION OF A NEW GEOGRAPHIC INFORMATION SYSTEM BASED FUTURE LAND USE MAP; PROVIDING FOR NO SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Florida, as follows:

SECTION 1: FINDINGS OF FACT

WHEREAS, pursuant to the requirements of the Local Government Comprehensive Planning and Land Development Act of Chapter 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, Jefferson County had adopted a Comprehensive Land Use Plan and Future Land Use Map; and

WHEREAS, subsequent to the adoption of the original Future Land Use Map, the County has acquired additional technological capability in the form of a county wide geographic information system which is currently in use by several County service departments; and

WHEREAS, the County has prepared a Geographic Information System based Future Land Use map which accurately depicts the land uses designated on the current map, but is integrated with the services provided by the County Clerk, Property Appraiser, and Tax Assessor; and

WHEREAS, adoption of the Geographic System based Future Land Use Map as part of the Comprehensive Plan will provide a significant enhancement to the accuracy and quality of public services provided by the Planning Department, as well as the other County departments ;and

WHEREAS, a public hearing has been conducted after due public notice by the Jefferson County Planning Commission which has recommended adoption of this ordinance by the Board of County Commissioners; and

WHEREAS, the Jefferson County Board of County Commissioners has determined that this ordinance is consistent with the adopted Comprehensive Plan and is necessary to protect the health, safety, and welfare of Jefferson County, Florida and its citizens.

NOW, THEREFORE, BE IT ORDAINED by the Jefferson County Board of County Commissioners as follows:

SECTION 2: PURPOSE OF ORDINANCE

The purpose of this Ordinance is to repeal the existing Future Land Use Map and adopt a new Geographic Information System based Future Land Use Map for the Jefferson County Comprehensive Plan. It is the intent of the County that the new Geographic Information System based Future Land Use Map incorporate and reflect the same designations for land uses for all parcels of land as were depicted and designated in the map which is repealed by this ordinance.

SECTION 3: REPEAL OF CURRENT FUTURE LAND USE MAP

The Future Land Use Map of the Jefferson County Comprehensive Plan in effect previous to the effective date of this ordinance is hereby repealed.

SECTION 4: ADOPTION OF NEW FUTURE LAND USE MAP

The Geographic Information System based Future Land Use Map attached hereto, as reflected in printed form and in the attached computer files, is hereby adopted as the Future Land Use Map of the Jefferson County Comprehensive Plan.

SECTION 4: NO SEVERABILITY

No part of this ordinance shall be severable from any other part, and if declared by a Court of competent jurisdiction to be invalid shall be deemed invalid as a whole.

SECTION 5: CONFLICT

All ordinances or parts of ordinances in conflict herewith are, to the extent of such of conflict, hereby repealed.

SECTION 6: COPY ON FILE

A certified copy of this enacting ordinance shall be filed with the Clerk of the Circuit Court.

SECTION 7: INCORPORATION INTO COMPREHENSIVE PLAN

This ordinance shall be incorporated into Jefferson County's Comprehensive Plan and any Section or Paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 8: EFFECTIVE DATE

This Ordinance shall be filed with the Office of the Secretary of the State of Florida and shall immediately take effect upon receipt of official acknowledgment from the Department of State that the same has been filed.

SECTION 9: AUTHORITY

This ordinance is adopted pursuant to the authority granted by Chapter 125.01 and Chapter 163.3161 through 163.3215, Florida Statutes.

PASSED AND DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Jefferson County this _____ day of _____, 2005.

BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA

J. N. Tuten, Jr., Chairman

ATTESTED BY:

Dale Boatwright, Clerk of the Circuit Court

APPROVED as to FORM & SUBSTANCE:

Scott Shirley, County Planning Commission Attorney

Comp Plan FLUM Ordinance GIS.wpd

Amendment 06-03, May 18, 2006. DCA # 06-1

**JEFFERSON COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS**

ORDINANCE NO. ____06-03____

AN ORDINANCE OF JEFFERSON COUNTY FLORIDA, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; AMENDING THE COMPREHENSIVE PLAN, BY AMENDING THE FUTURE LAND USE MAP; RE-DESIGNATING CERTAIN LANDS COMPRISING APPROXIMATELY 73 ACRES FROM AGRICULTURAL 5 TO AGRICULTURAL 3 ON THE FUTURE LAND USE MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Florida, as follows:

SECTION 1: FINDINGS OF FACT

WHEREAS, pursuant to the requirements of the Local Government Comprehensive Planning and Land Development Act of Chapter 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, Jefferson County had adopted a Comprehensive Land Use Plan and Future Land Use Map; and

WHEREAS, pursuant to the requirements of Section 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, Jefferson County has adopted Land Development Regulations implementing the requirements of the Comprehensive Plan and Future Land Use Map; and

WHEREAS, Jefferson County has the governmental responsibility and authority to regulate land development activities within its geographic boundaries; and

WHEREAS, the owner of the parcel of land identified in Exhibit A hereto of approximately 73 acres in area has applied for an amendment to the Jefferson County Comprehensive Plan to change the Future Land Use Map designation for the parcel from Agricultural 5 to Agricultural 3; and

WHEREAS, County planning staff have reviewed the proposed re-designation of the parcel and have recommended approval to the Planning Commission and the Board of County Commissioners; and

WHEREAS, a public hearing has been conducted after due public notice by the Jefferson County Planning Commission which has recommended adoption of this ordinance by the Board of County Commissioners; and

WHEREAS, the Jefferson Board of County Commissioners has determined that this ordinance is consistent with the adopted Comprehensive Plan and is necessary to protect the health, safety, and welfare of Jefferson County, Florida and its citizens.

NOW, THEREFORE, BE IT ORDAINED by the Jefferson County Board of County Commissioners as follows:

SECTION 2: PURPOSE OF ORDINANCE

The purpose of this Ordinance is to adopt an amendment to the Future Land Use Map of the Jefferson County Comprehensive Plan.

SECTION 3: AMENDMENT TO FUTURE LAND USE MAP OF THE JEFFERSON COUNTY COMPREHENSIVE PLAN

The Future Land Use Map of the Jefferson County Comprehensive Plan is hereby amended to change the future land use designation of the parcel of land described in Exhibit A hereto from Agriculture 5 to Agricultural 3.

SECTION 4: SEVERABILITY

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and affect.

SECTION 5: CONFLICT

All ordinances or parts of ordinances in conflict herewith are, to the extent of such of conflict, hereby repealed.

SECTION 6: COPY ON FILE

A certified copy of this enacting ordinance shall be filed with the Clerk of the Circuit Court.

SECTION 7: INCORPORATION INTO COMPREHENSIVE PLAN

This ordinance shall be incorporated into Jefferson County's Comprehensive Plan and any Section or Paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 8: EFFECTIVE DATE

This Ordinance shall be filed with the Office of the Secretary of the State of Florida and shall immediately take effect upon receipt of official acknowledgment from the Department of State that the same has been filed.

SECTION 9: AUTHORITY

This ordinance is adopted pursuant to the authority granted by Chapter 125.01 and Chapter 163.3161 through 163.3215, Florida Statutes.

PASSED AND DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Jefferson County this ____ day of ____, 2005.

BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA

J. N. Tuten, Jr., Chairman

ATTESTED BY:

Dale Boatwright, Clerk of the Circuit Court

APPROVED as to FORM & SUBSTANCE:

Scott Shirley, County Planning Commission Attorney

Amendment 06-04, May 18, 2006. DCA # 06-1

JEFFERSON COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. ____06-04____

AN ORDINANCE OF JEFFERSON COUNTY FLORIDA, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; AMENDING THE COMPREHENSIVE PLAN, BY AMENDING THE FUTURE LAND USE MAP; RE-DESIGNATING CERTAIN LANDS COMPRISING APPROXIMATELY 377 ACRES FROM MIXED USE SUBURBAN RESIDENTIAL AND AGRICULTURAL 3 TO RESIDENTIAL 1 WITH A LIMIT OF 204 DWELLING UNITS ON THE FUTURE LAND USE MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Florida, as follows:

SECTION 1: FINDINGS OF FACT

WHEREAS, pursuant to the requirements of the Local Government Comprehensive Planning and Land Development Act of Chapter 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, Jefferson County had adopted a Comprehensive Land Use Plan and Future Land Use Map; and

WHEREAS, pursuant to the requirements of Section 163, Part II, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, Jefferson County has adopted Land Development Regulations implementing the requirements of the Comprehensive Plan and Future Land Use Map; and

WHEREAS, Jefferson County has the governmental responsibility and authority to regulate land development activities within its geographic boundaries; and

WHEREAS, the owner of the parcel of land identified in Exhibit A hereto of approximately 377 acres in area has applied for an amendment to the Jefferson County Comprehensive Plan to

change the Future Land Use Map designation for the parcel from Mixed Use Suburban Residential and Agricultural 3 to Residential 1; and

WHEREAS, County planning staff have reviewed the proposed re-designation of the parcel and have recommended approval to the Planning Commission and the Board of County Commissioners; and

WHEREAS, a public hearing has been conducted after due public notice by the Jefferson County Planning Commission which has recommended adoption of this ordinance by the Board of County Commissioners; and

WHEREAS, the Jefferson Board of County Commissioners has determined that this ordinance is consistent with the adopted Comprehensive Plan and is necessary to protect the health, safety, and welfare of Jefferson County, Florida and its citizens.

NOW, THEREFORE, BE IT ORDAINED by the Jefferson County Board of County Commissioners as follows:

SECTION 2: PURPOSE OF ORDINANCE

The purpose of this Ordinance is to adopt an amendment to the Future Land Use Map of the Jefferson County Comprehensive Plan.

SECTION 3: AMENDMENT TO FUTURE LAND USE MAP OF THE JEFFERSON COUNTY COMPREHENSIVE PLAN

The Future Land Use Map of the Jefferson County Comprehensive Plan is hereby amended to change the future land use designation of the parcel of land described in Exhibit A hereto from Mixed Use Suburban Residential and Agriculture 3 to Residential 1 with a limit of 204 dwelling units.

SECTION 4: SEVERABILITY

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and affect.

SECTION 5: CONFLICT

All ordinances or parts of ordinances in conflict herewith are, to the extent of such of conflict, hereby repealed.

SECTION 6: COPY ON FILE

A certified copy of this enacting ordinance shall be filed with the Clerk of the Circuit Court.

SECTION 7: INCORPORATION INTO COMPREHENSIVE PLAN

This ordinance shall be incorporated into Jefferson County's Comprehensive Plan and any Section or Paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 8: EFFECTIVE DATE

This Ordinance shall be filed with the Office of the Secretary of the State of Florida and shall immediately take effect upon receipt of official acknowledgment from the Department of State that the same has been filed, and upon a final determination that this ordinance has been determined to be "in compliance" as required by Section 163.3184, Florida Statutes.

SECTION 9: AUTHORITY

This ordinance is adopted pursuant to the authority granted by Chapter 125.01 and Chapter 163.3161 through 163.3215, Florida Statutes.

PASSED AND DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Jefferson County this ____ day of ____, 2005.

BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA

J. N. Tuten, Jr., Chairman

ATTESTED BY:

Dale Boatwright, Clerk of the Circuit Court

APPROVED as to FORM & SUBSTANCE:

Scott Shirley, County Planning Commission Attorney